



COMMUNITY DEVELOPMENT SERVICES

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Life's Just Better Here

**AGENDA
DEVELOPMENT REVIEW COMMITTEE (DRC)
City Commission Chambers
City Hall
2020 Wilton Drive
Monday, May 15, 2023 at 9:00am**

ITEMS SCHEDULED

1. Roll Call

2. Approval of Minutes:
May 2, 2023

3. Public Comment:
Any member of the Public may speak on any issue for three (3) minutes.

4. Variance Application:

V 22-04

Request for variance from:

(1) Development Regulations (ULDRs) **from** "off-street parking space shall have a width of not less than nine (9) feet and a length of not less than twenty (20) feet" **to** "off-street parking space shall have a width of a minimum of eight point five (8.5) feet and a length of a minimum of eighteen point five (18.5) feet for existing standard parking spaces".

(2) Variance from Section 135-020(A)(3) of the City's ULDRs **from** "handicap parking spaces shall measure twelve (12) feet by twenty (20) feet with a five (5) foot paved accessway" **to** "handicap parking spaces shall measure twelve (12) feet by eighteen-point five (18.5) feet with a five (5) foot paved accessway for existing handicapped parking spaces".

(3) Variance from Section 030-091(A) of the City's ULDRs **from** "all streetscape frontage areas shall be landscaped with low shrubs, groundcovers and shade trees" **to** "all streetscape frontage areas shall be landscaped with low shrubs, groundcovers and shade trees, except for shade trees on the south side of NE 6 Avenue/Wilton Drive entrance adjacent to the existing commercial building that will remain".

(4) Variance from Section 030-091(I)(2) of the City's ULDRs **from** "a ten (10) foot wide landscape buffer shall be

required along rear lot lines when abutting a non-single-family zoned property behind existing commercial building” to “a minimum of a six-point eight (6.8) foot wide landscape buffer shall be required along rear lot lines behind existing commercial building”.

(5) Variance from Section 030-091(I)(2)(b) of the City’s ULDRs **from** “a continuous hedge planted at a minimum height of four (4) feet and spaced to completely cover the wall within a one-year time period adjacent to rear property line behind existing commercial building” to “a five (5) foot continuous hedge planted at a minimum height of five (5) feet and spaced to completely cover the wall within a one-year time period adjacent to rear property line behind existing commercial building, except in areas of where the existing dumpster enclosures are located”.

(6) Variance from Section 030-091(I)(2)(c) of the City’s ULDRs **from** “canopy shade trees, such as Live Oaks or equal, spaced a maximum of twenty-five (25) feet apart adjacent to rear property line behind existing commercial building” to “a total of eleven (11) canopy shade trees adjacent to the rear buffer behind the commercial building and three (3) additional canopy shade trees provided outside the buffer due to space constraints”.

Owner/Agent –2262 Wilton Drive Owner LLC

Land Use – Commercial (C)

Zoning – Wilton Drive Arts and Entertainment District (WDAE)

Reviewers: Community Development Services Department, Fire Prevention Division, Emergency Management / Utilities Department, Police Department, Building Official, Engineering Consultant, and Waste Management.

5. Site Plan Application:

SP 22-06

Request for site plan approval and the allocation of flexibility, reserve, or redevelopment units for 252 multi-family units, 24,302 square feet of new and 30,907 square feet of existing commercial use to remain and a parking garage for the property located at 2200-2292 Wilton Drive for the project known as “Wilma on the Drive”.

Owner/Agent- 2262 Wilton Drive Owner LLC

Land Use – Commercial (C)

Zoning – Wilton Drive Arts and Entertainment District (WDAE)

Reviewers: Community Development Services Department, Fire Prevention Division, Emergency Management / Utilities Department, Police Department, Building Official, Engineering Consultant, and Waste Management.

The application and any backup materials may be reviewed at the City of Wilton Manors, Community Development Services Department at 2020 Wilton Drive, Wilton Manors, Florida 33305, between the hours of 7:00 a.m. and 6:00 p.m., Monday through Thursday, excluding legal holidays.

All interested persons are invited to appear and be heard, subject to proper rules of conduct. Persons who cannot appear and be heard are encouraged to submit their written comments.

Written comments filed with the Community Development Services Director will be entered into the record. All affected persons will be allowed to present evidence at the hearing and bring forth witnesses provided they notify the City Clerk and file the required forms provided by the City Clerk's office. Pursuant to FS. 286.0105, if a person decides to appeal any decision made by the Board, Agency or Commission with respect to any matter considered at such meeting, or hearing, they will need a record of the proceedings and that for such purposes they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. The hearing may be continued from time to time as necessary.

Any person requiring auxiliary aids and services for the meeting may call the ADA Coordinator at (954) 390-2120 at least two working days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Services by using the following phone numbers: 1 (800) 955-8770 (Voice) or 1 (800) 955-8771 (tdd).

If any member of the public requires additional information about the Development Review Committee Meeting, or has any questions about how to submit public comment for the meeting, please contact Community Development Services Director, Roberta Moore, at 2020 Wilton Drive, Wilton Manors, FL 33305, (954) 390-2180, or rmoore@wiltonmanors.com.